

CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

MEETING OF NOVEMBER 19, 2014

A meeting of the City of Charleston Planning Commission was held beginning at **3:30 p.m., on Wednesday, November 19, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications were considered:

THE FOLLOWING ITEMS WERE CONSIDERED BEGINNING AT 3:30 P.M.:

DEVELOPMENT AGREEMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah-HPH - West Ashley) TMS# 3010000043, 042, 033, 057 & 054** – approx. 298.0 ac. Request approval to amend the Development Agreement between the City of Charleston and HPH Properties, LP.

RECOMMENDED APPROVAL

2. **Bear Swamp Rd (Long Savannah Plantation - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval to amend the Development Agreement between the City of Charleston and Long Savannah Plantation, LLC.

RECOMMENDED APPROVAL

PLANNED UNIT DEVELOPMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah-HPH - West Ashley) TMS# 3010000043, 042, 033, 057 & 054** – approx. 298.0 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.

RECOMMENDED APPROVAL WITH CONDITIONS

2. **Bear Swamp Rd (Long Savannah Plantation - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.

RECOMMENDED APPROVAL WITH CONDITIONS

REZONINGS

1. **193 Jackson St (East Side - Peninsula) TMS# 4590501047 (a portion)** – approx. 0.224 ac. Request rezoning from Diverse Residential (DR-2) to Limited Business (LB).

RECOMMENDED APPROVAL

2. **617 Blitchridge Rd (West Ashley) TMS# 3500500027** – 0.55 ac. Request rezoning from Single-Family Residential (SR-1) to Commercial Transitional (CT).

RECOMMENDED APPROVAL

3. **Heriot St, Braswell St & Milford St (Magnolia - Peninsula) TMS# 4640000012, 025, 026, 028, 029, 030, 039 & 040; 4641300008, 011, 012, 013 & 023; 4660000016, 017, 018, 019, 028 through 037, 044, 046, 049, & 051** – 181.58 ac. Request rezoning from Gathering Place (GP), Heavy Industrial (HI), Single-Family Residential (SR-1) & Conservation (C) to Planned Unit Development (PUD).

RECOMMENDED APPROVAL WITH CONDITIONS

SUBDIVISION

1. **Bradham Road (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).

DEFERRED BY APPLICANT

ZONINGS

1. **711 Savage Rd (West Ashley) TMS# 3100300061** – 3.17 ac. Request zoning of Single Family Residential (SR-4). Zoned Single-Family Residential (R-4) in Charleston County.

RECOMMENDED APPROVAL

2. **3130 Maybank Hwy (Johns Island) TMS# 3130000022** – 0.34 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.

RECOMMENDED APPROVAL

PLAN AMENDMENT

1. Request approval to amend The Charleston Downtown Plan, adopted by Charleston City Council on November 23, 1999, related to land use recommendations in the midtown area of the peninsula.

RECOMMENDED APPROVAL

THE FOLLOWING ITEMS WERE CONSIDERED NO EARLIER THAN 6:00 P.M.:

REZONINGS

4. **580 Savannah Hwy (West Ashley) TMS# 4210300178** – 0.20 ac. Request rezoning to be included in the Savannah Hwy Overlay (SH).

DEFERRED BY APPLICANT

5. **Shelby Ray Court (Harmony – West Ashley) TMS# 3060000003** – approx. 166.3 ac. Request rezoning from Single-Family Residential (SR-1) to Planned Unit Development (PUD).

RECOMMENDED APPROVAL WITH CONDITIONS

ZONING

3. **546 Riverbend Trail & Hwy 41 (Cainhoy) TMS# 2630004001** – 70.37 ac. Request zoning of Planned Unit Development (PUD). Zoned Manufactured Residential (R-2) in Berkeley County.

RECOMMENDED APPROVAL WITH CONDITIONS

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Henry Tecklenburg Drive (West Ashley) TMS# 3090000262.** 4.0 ac. 4 lots. PUD. Preliminary plat pending approval.
2. **Ricefield Extension at Carolina Bay (West Ashley) TMS# 3070000009.** 93.49 ac. 169 lots. SR-6. Preliminary plat pending approval.
3. **Rivers Point Townhomes (James Island) TMS# 4250700179.** 1.3 ac. 16 lots. GB. Preliminary plat pending approval.
4. **Parcel J, Phase 1 (Daniel Island) TMS# 2750000112.** 2.18 ac. 2 lots. DI-GO. Preliminary plat pending approval.
5. **Parcel X, Phase 4 (Daniel Island) TMS# 2750000117.** 2.46 ac. 4 lots. DI-R. Preliminary plat pending approval.
6. **Bees Ferry Road (West Ashley) TMS# 3010000049.** 11.49 ac. 2 lots. GB. Preliminary plat pending approval.
7. **2 Ashton Street (Peninsula) TMS# 4580102063.** 0.12 ac. 2 lots. DR-2F. Preliminary plat approved.
8. **334 Meeting Street (Peninsula) TMS# 4591303022.** 2.18 ac. 2 lots. GB. Preliminary plat pending approval.
9. **Parcel Q5, Phase 2 (Daniel Island) TMS# 2750000155, 157.** 3.0 ac. 3 lots. DI-TC. Preliminary plat pending approval.

10. **267-273 East Bay Street (Peninsula)** TMS# 4580501071. 0.62 ac. 2 lots. LB. Preliminary plat pending approval.
11. **1965 Camp Road (James Island)** TMS# 3370000085. 2.79 ac. 4 lots. DR-6. Preliminary plat pending approval.
12. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Preliminary plat pending approval.
13. **Bolton's Landing, Parcels 6A-1 & 6A-2 (West Ashley)** TMS# 2860000003. 31.06 ac. 2 lots. SR-1 (ND). Preliminary plat approved.

ROAD CONSTRUCTION PLANS

1. **Theresa Drive (James Island)** TMS# 4241000030, 031, 058. 0.55 ac. 8 lots. STR. Road construction plans pending approval.
2. **Parcel BB, Phase 1 (Daniel Island)** TMS# 2770000011. 21.25 ac. 54 lots. DI-R. Road construction plans pending approval.
3. **Carolina Bay, Phases 8C & 8D (West Ashley)** TMS# 3070000100. 13.59 ac. 78 lots. PUD. Road construction plans pending approval.
4. **Ricefield Extension at Carolina Bay (West Ashley)** TMS# 3070000009. 93.49 ac. 169 lots. SR-6. Road construction plans under review.
5. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.81 ac. 44 lots. DR-9. Road construction plans under review.
6. **Parcel J, Phase 1 (Daniel Island)** TMS# 2750000112. 2.18 ac. 2 lots. DI-GO. Road construction plans under review.
7. **Parcel X, Phase 4 (Daniel Island)** TMS# 2750000117. 2.46 ac. 4 lots. DI-R. Road construction plans pending approval.
8. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Road construction plans under review.
9. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.